

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Steven B. Greenfield, as trustee of the Flagler Village Land Trust
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	6111 Broken Sound Parkway, NW, Suite 350, Boca Raton, FL 33487
E-mail Address	jorgec@primegroupus.com
Phone Number	(954) 392-8788
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	PMG Asset Services, LLC	Flagler Village Land Trust, a Florida Land Trust By: PMG Asset Services, LLC, as its attorney in fact
Applicant / Agent's Signature		
Address, City, State, Zip	4651 Sheridan Street, Suite 480, Hollywood, FL 33021	
E-mail Address	jorgec@primegroupus.com	
Phone Number	(954) 392-8788	
Letter of Consent Submitted	Proof of Power of Attorney is provided.	

Development / Project Name	Quantum at Flagler Village (a.k.a. 701 Flagler Village)		
Development / Project Address	Existing: 701-723 N Federal Hwy	New:	
Legal Description	PROGRESSO 2-18 D LOTS 25,26,27, LESS STATE RD BLK 293		
Tax ID Folio Numbers (For all parcels in development)	REFER TO ATTACHED SHEET.		
Request / Description of Project	Vacate 15'7.5' utility easement		
Applicable ULDR Sections			
Total Estimated Cost of Project	\$ 87,300,000	(Including land costs)	
Current Land Use Designation	Downtown Regional Activity Center		
Current Zoning Designation	RAC-UV (Regional Activity Community Center- Near Downtown)		
Current Use of Property	Vacant, some retail and some hotel.		

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot
N/A				

NOTE: Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

QUANTUM AT FLAGLER VILLAGE

701-723 N. Federal Highway, Fort Lauderdale

UTILITY EASEMENT VACATION **DRC APPLICATION**

March 27, 2015

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Document G.....	AT&T Consent Letter (added 4-2-15)
Document H.....	Deed and POA

MAP OF BOUNDARY SURVEY

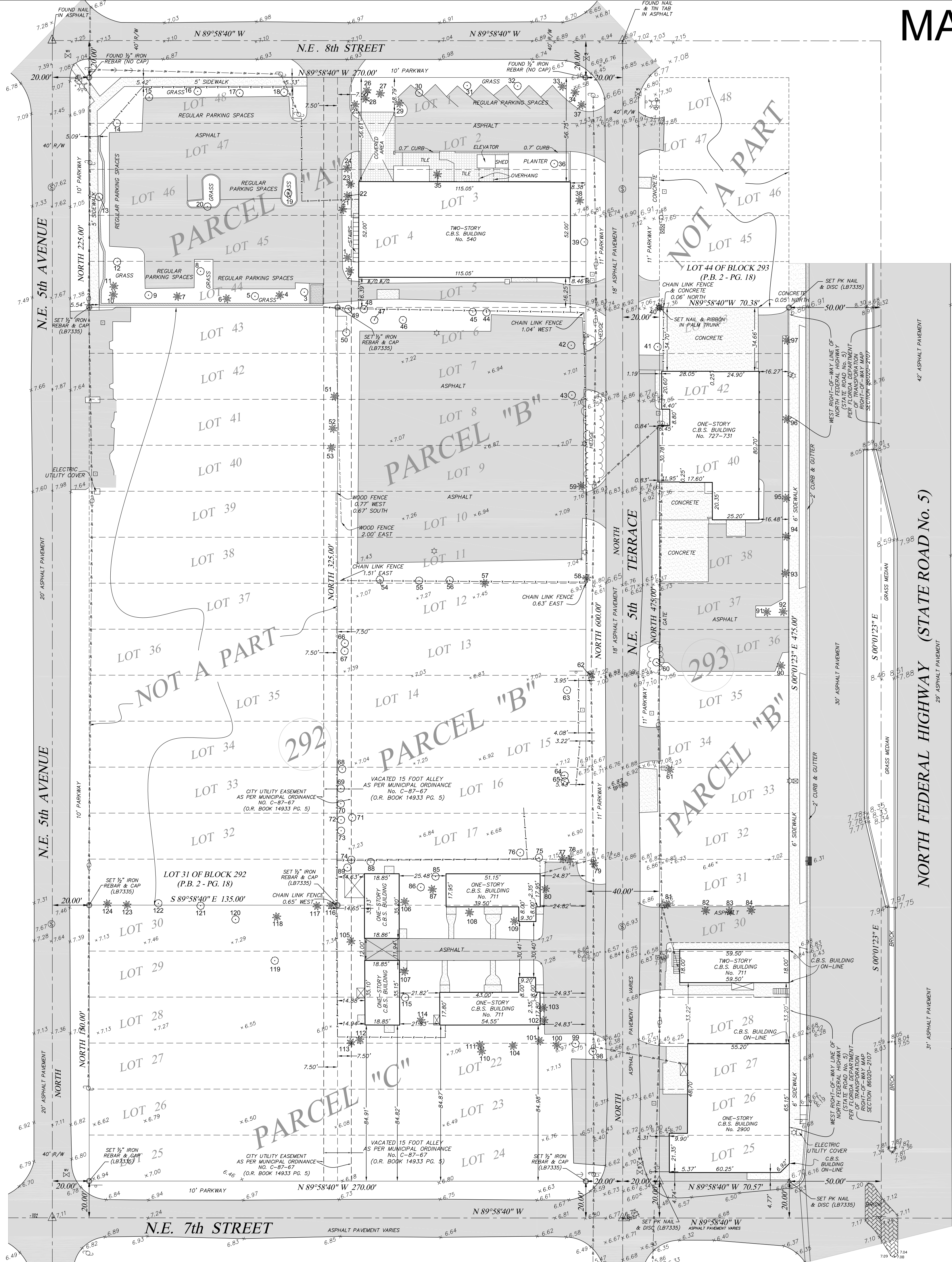
LEGEND	
	=DENOTES TREE
	=DENOTES PALM
	=DENOTES BELL SOUTH BOX
	=DENOTES AIR CONDITIONING UNIT
	=DENOTES CABLE TELEVISION
	=DENOTES CONCRETE BLOCK STUCCO
	=DENOTES MEASURE
	=DENOTES RECORD
	=DENOTES RIGHT-OF-WAY
	=DENOTES CENTERLINE
	=DENOTES PLAT BOOK
	=DENOTES PAGE
	=DENOTES WATER METER
	=DENOTES WATER VALVE
	=DENOTES WOOD POWER POLE
	=DENOTES CHAIN LINK FENCE
	=DENOTES OVERHEAD WIRE
	=DENOTES EXISTING ELEVATION
	=DENOTES FIRE HYDRANT
	=DENOTES MANHOLE
	=DENOTES CATCH BASIN
	=DENOTES FOUND/SET IRON PIPE (NO ID.)
	=DENOTES FOUND NAIL
	=DENOTES GUY ANCHOR
	=DENOTES LIGHT POLE

No.	BOTANICAL NAME	TREE TABLE	COMMON NAME	CALIPER	HEIGHT	SPREAD
1	SABAL PALMETTO		SABAL PALM	10"	20'	14'
2	SABAL PALMETTO		SABAL PALM	8"	20'	14'
3	QUERCUS VIRGINIANA		LIVE OAK	24"	30'	30'
4	COCOS NUCIFERA		COCONUT PALM	10"	22'	24'
5	QUERCUS VIRGINIANA		LIVE OAK	8"	18'	24'
6	COCOS NUCIFERA		COCONUT PALM	8"	26'	24'
7	COCOS NUCIFERA		COCONUT PALM	8"	26'	26'
8	QUERCUS VIRGINIANA		LIVE OAK	20"	30'	40'
9	QUERCUS VIRGINIANA		LIVE OAK	12"	30'	30'
10	WOODYETIA BIFURCATA		FOX TAIL PALM	10"	6'	12'
11	WOODYETIA BIFURCATA		FOX TAIL PALM	6"	5'	12'
12	QUERCUS VIRGINIANA		LIVE OAK	18"	30'	40'
13	QUERCUS VIRGINIANA		LIVE OAK	20"	30'	50'
14	QUERCUS VIRGINIANA		LIVE OAK	10"	24'	30'
15	QUERCUS VIRGINIANA		LIVE OAK	18"	30'	40'
16	QUERCUS VIRGINIANA		LIVE OAK	18"	28'	30'
17	QUERCUS VIRGINIANA		LIVE OAK	8"	20'	24'
18	QUERCUS VIRGINIANA		LIVE OAK	20"	23'	30'
19	QUERCUS VIRGINIANA		LIVE OAK	20"	20'	40'
20	QUERCUS VIRGINIANA		LIVE OAK	20"	20'	40'
21	SABAL PALMETTO		SABAL PALM	6"	4'	6'
22	SABAL PALMETTO		SABAL PALM	8"	20'	14'
23	SABAL PALMETTO		SABAL PALM	8"	24'	14'
24	SABAL PALMETTO		SABAL PALM	8"	22'	14'
25	SABAL PALMETTO		SABAL PALM	10"	22'	17'
26	SABAL PALMETTO		SABAL PALM	8"	22'	16'
27	LIVISTONA CHINEENSIS		FAN PALM	6"	23'	10'
28	SABAL PALMETTO		SABAL PALM	7"	19'	8'
29	CHRYSALIDOCARPUS LITSEENS		COCO PLUM	12"	24'	24'
30	QUERCUS VIRGINIANA		LIVE OAK	18"	25'	35'
31	QUERCUS VIRGINIANA		LIVE OAK	12"	24'	30'
32	QUERCUS VIRGINIANA		LIVE OAK	10"	26'	14'
33	SABAL PALMETTO		SABAL PALM	8"	20'	14'
34	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	20'	24'
35	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	20'	24'
36	CONOCARPUS RECTUS VAR. SERICEUS		SILVER BUTT ON WOOD	6"	13'	2'
37	SABAL PALMETTO		SABAL PALM	6"	13'	2'
38	ARCHONTOPHOBIA ALEXANDRE		ALEXANDER PALM	4"	25'	14'
39	QUERCUS VIRGINIANA		LIVE OAK	12"	18'	30'
40	SABAL PALMETTO		SABAL PALM	18"	14'	18'
41	BUCIDA BULCIAS		FLORIDA BLACK OLIVE	8"	18'	12'
42	SWETENIA MACROPHYLLA		MAHOGANY	12"	19'	18'
43	SWETENIA MACROPHYLLA		MAHOGANY	8"	18'	16'
44	BUSERA SIMARBA		GUMBO LIMBO	6"	18'	14'
45	SWETENIA MACROPHYLLA		MAHOGANY	6"	18'	14'
46	TABERNAEMONTANA		YELLOW TABERNAEMONTANA	6"	12'	15'
47	TABERNAEMONTANA		YELLOW TABERNAEMONTANA	6"	12'	15'
48	FICUS BENJAMINA		FICUS	15"	18'	18'
49	FICUS BENJAMINA		FICUS	15"	18'	18'
50	BUSERA SIMARBA		GUMBO LIMBO	10"	20'	20'
51	SABAL PALMETTO		SABAL PALM	10"	22'	20'
52	SYAGRUS ROMANZOFFIANA		QUEEN PALM	6"	20'	18'
53	COCOS NUCIFERA		COCONUT PALM	26"	26'	14'
54	FICUS AUREA		STRANGLER FIG	36"	35'	50'
55	FICUS AUREA		STRANGLER FIG	24"	20'	20'
56	SCHINUS TEREBINTHIFOLIUS		FLORIDA HOLLY	12"	22'	15'
57	SABAL PALMETTO		SABAL PALM	12"	22'	15'
58	SABAL PALMETTO		SABAL PALM	6"	6'	10'
59	SABAL PALMETTO		SABAL PALM	15"	9'	16'
60	SCHINUS TEREBINTHIFOLIUS		FLORIDA HOLLY	12"	12'	12'
61	SABAL PALMETTO		SABAL PALM	12"	20'	16'
62	SABAL PALMETTO		SABAL PALM	15"	18'	18'
63	FICUS BENJAMINA		FICUS	18"	30'	30'
64	PINUS ELLIOTTII		SLASH PINE	18"	30'	30'
65	PINUS ELLIOTTII		SLASH PINE	15"	25'	25'
66	BUSERA SIMARBA		GUMBO LIMBO	30"	30'	30'
67	DELOXIA REGIA		ROYAL POINCIANA	30"	45'	40'
68	ONITZIA VIRGINIANA		IRONWOOD	12"	14'	12'
69	MELALEUCA QUINQUENERVIA		MELALEUCA	12"	25'	20'
70	MELALEUCA QUINQUENERVIA		MELALEUCA	12"	28'	20'
71	PRUNUS DULCIS		ALMOND	6"	15'	15'
72	MELALEUCA QUINQUENERVIA		MELALEUCA	20"	25'	20'
73	MELALEUCA QUINQUENERVIA		MELALEUCA	24"	25'	20'
74	PINUS ELLIOTTII		SLASH PINE	45"	40'	40'
75	MELALEUCA QUINQUENERVIA		MELALEUCA	8"	18'	12'
76	SWETENIA MACROPHYLLA		MAHOGANY	30"	45'	50'
77	SABAL PALMETTO		SABAL PALM	10"	22'	14'
78	SABAL PALMETTO		SABAL PALM	12"	12'	14'
79	SABAL PALMETTO		SABAL PALM	12"	20'	14'
80	SABAL PALMETTO		SABAL PALM	12"	19'	14'
81	SABAL PALMETTO		SABAL PALM	12"	19'	15'
82	SABAL PALMETTO		SABAL PALM	8"	25'	12'
83	SABAL PALMETTO		SABAL PALM	8"	25'	12'
84	SABAL PALMETTO		SABAL PALM	8"	25'	12'
85	PINUS ELLIOTTII		SLASH PINE	18"	40'	40'
86	STERILITZIA REGINAE		BIRD OF PARADISE	48"	18'	20'
87	ARCHONTOPHOBIA ALEXANDRE		ALEXANDER PALM	4"	25'	14'
88	PRUNUS DULCIS		ALMOND	30"	30'	30'
89	PRUNUS DULCIS		ALMOND	20"	40'	30'
90	WOODYETIA BIFURCATA		FOX TAIL PALM	6"	10'	12'
91	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	20'	12'
92	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	18'	12'
93	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	18'	12'
94	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	18'	12'
95	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	18'	12'
96	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	18'	12'
97	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	18'	12'
98	BUSERA SIMARBA		GUMBO LIMBO	10"	20'	20'
99	FICUS AUREA		STRANGLER FIG	10"	20'	20'
100	SABAL PALMETTO		SABAL PALM	12"	20'	24'
101	SABAL PALMETTO		SABAL PALM	12"	20'	24'
102	SABAL PALMETTO		SABAL PALM	12"	22'	18'
103	SABAL PALMETTO		SABAL PALM	12"	20'	20'
104	SABAL PALMETTO		SABAL PALM	12"	20'	20'
105	SYAGRUS ROMANZOFFIANA		QUEEN PALM	4"	12'	12'
106	SABAL PALMETTO		SABAL PALM	12"	22'	22'
107	SABAL PALMETTO		SABAL PALM	12"	21'	21'
108	CHRYSALIDOCARPUS LITSEENS		ARECA	36"	18'	14'
109	CHRYSALIDOCARPUS LITSEENS		ARECA	36"	18'	14'
110	SABAL PALMETTO		SABAL PALM	12"	12'	12'
111	SABAL PALMETTO		SABAL PALM	12"	22'	12'
112	SABAL PALMETTO		SABAL PALM	20"	12'	12'
113	SABAL PALMETTO		SABAL PALM	12"	12'	14'
114	ARCHONTOPHOBIA ALEXANDRE		ALEXANDER PALM	4"	19'	19'
115	STERILITZIA REGINAE		BIRD OF PARADISE	36"	12'	12'
116	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	19'	24'
117	SYAGRUS ROMANZOFFIANA		QUEEN PALM	8"	6'	8'
118	SABAL PALMETTO		SABAL PALM	12"	22'	24'
119	PINUS ELLIOTTII		SLASH PINE	18"	30'	30'
120	ALBIZIA JULIBRISSIN		MIMOSA	8"	14'	30'
121	DELOXIA REGIA		ROYAL POINCIANA	8"	18'	18'
122	DELOXIA REGIA		ROYAL POINCIANA	12"	23'	24'
123	SABAL PALMETTO		SABAL PALM	10"	20'	20'
124	SABAL PALMETTO		SABAL PALM	10"	20'	24'

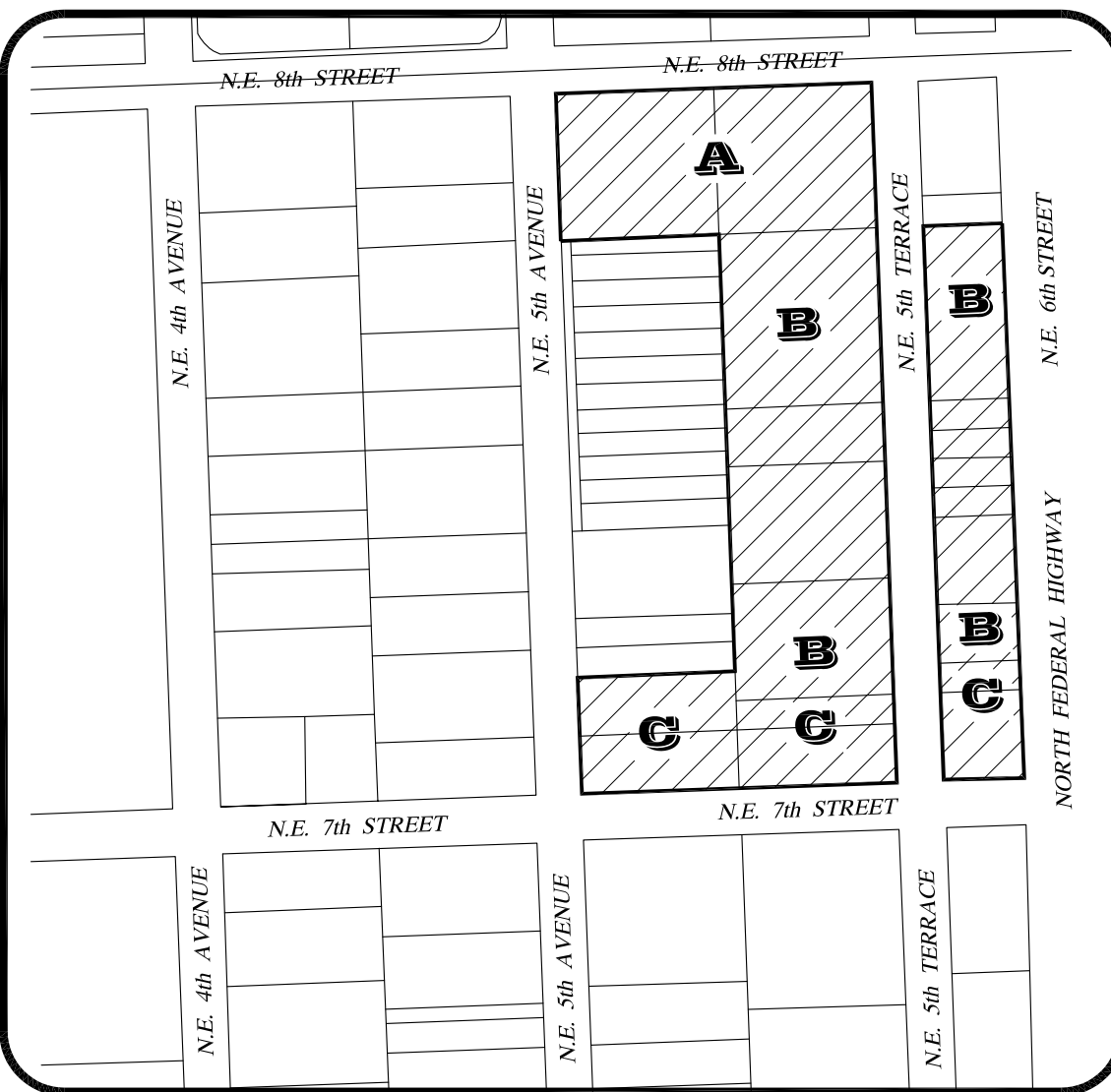
LONGITUDE
SURVEYORS

3900 N.W. 79TH AVENUE, SUITE 601
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14087
FIELD BOOK: EFB
DRAWN BY: DR
SHEET 1 OF 1



SECTION 3 - TOWNSHIP 50 SOUTH - RANGE 42 EAST LYING AND BEING IN BROWARD COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on August 14, 2007 and an update field survey was performed on March 14, 2014.

LEGAL DESCRIPTION:

All of Lots 1 through 30 and Lots 44 through 48 of Block 292 together with Lots 25 through 43 of Block 293, (less Right-of-Way for Federal Highway U.S. 1) of Progresso, according to the plat thereof, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Containing 151,600.61 Square Feet or 3.48 Acres, more or less, by calculations.

Property Parcel Identification Numbers:

Block 292:

4942-3407-2300
4942-3407-2301
4942-3407-2302
4942-3407-2303
4942-3407-2304
4942-3407-2305
4942-3407-2306
4942-3407-2307
4942-3407-2308
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4942-3407-2500

Block 293:

4942-3407-2400
4942-3407-2401
4942-3407-2402
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4942-3407-2411
4942-340



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: April 28, 2015

Project Name: Steven Greenfield / Quantum at Flagler Village

Case Number: E15002
Request: Utility Easement Vacation

Location: 701 – 723 N. Federal Highway

Zoning: Regional Activity Center – Urban Village (RAC-UV)
Land Use: Downtown Regional Activity Center (D RAC)

Project Planner: Randall Robinson

Case Number: E15002

CASE COMMENTS:

Please provide a response to each of the following comments:

1. Coordinate with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or (954) 828-7809, to determine whether there are any public utilities present within the easement considered for vacation. In addition, full cost of relocation of any utility shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation.
2. Provide letters from all franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this easement.
3. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

Case Number: E15002

CASE COMMENTS:

Please provide a response to the following:

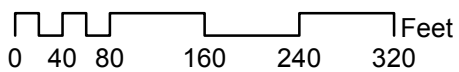
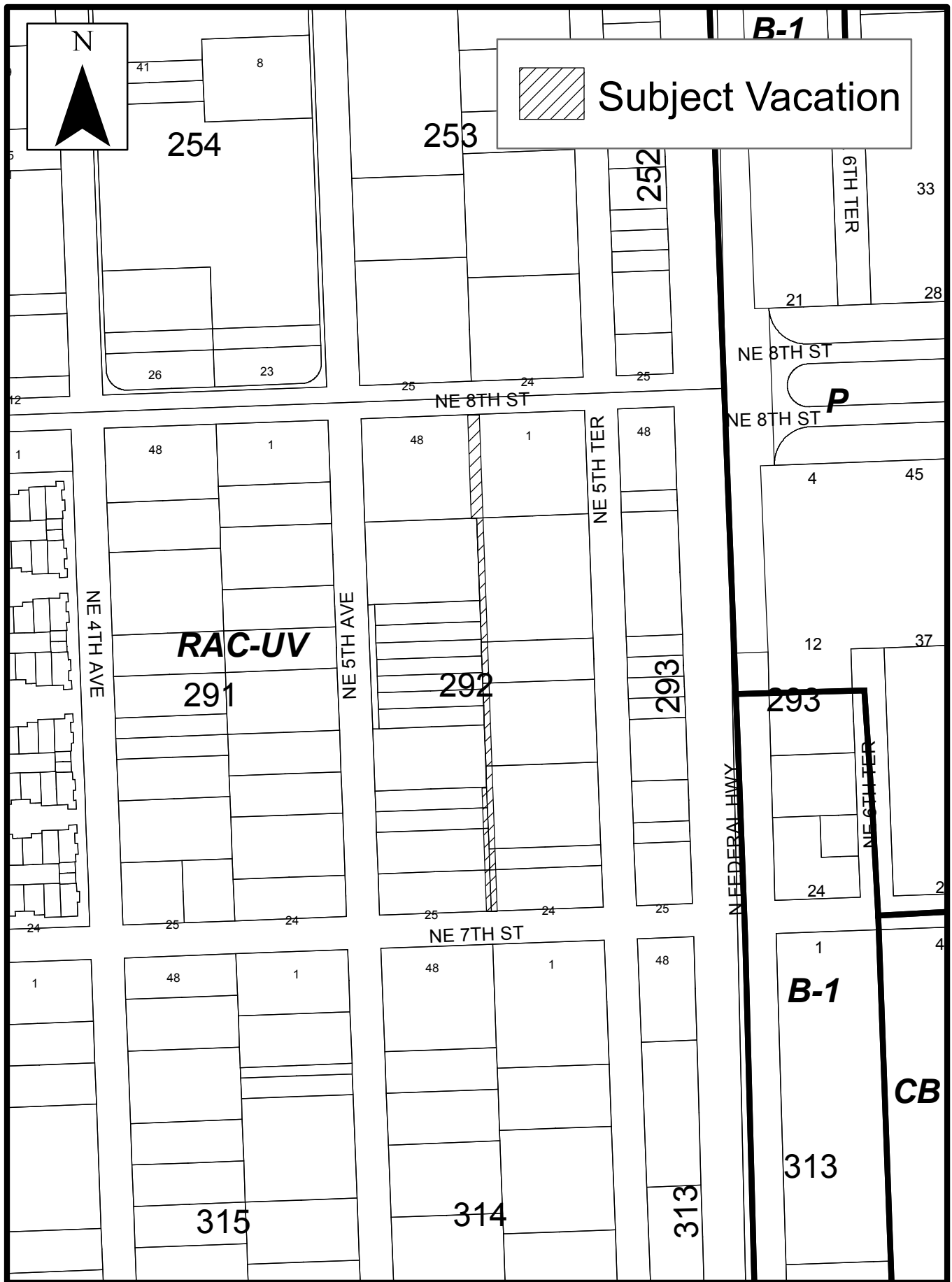
- 1) The applicant is strongly encouraged to contact neighbors adjacent to the development site, as well as condominium and neighborhood associations located within three hundred feet (300') of the subject site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The proposed project requires review approval by the City Commission. A separate application and fee is required for City Commission review.
- 3) Signoffs from the City Surveyor, the City's Urban Design Manager and the City's Transportation and Mobility Department Representative will be required prior to Planning and Zoning Board submittal. The signoff for the City Surveyor will be routed by Planning Staff.
- 4) Letters must be provided from the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal.
- 5) The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

General Comment

The following easement documents must be reviewed and approved by City Staff prior to final approval:

Attorney's Opinion of Title
Easement Deed
Survey, Sketch and Legal Description
Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-forms-and-applications> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Judy Johnson at jjohnson@fortlauderdale.gov.



E15002